

Greenbriar LCI Implementation Phase A
Meeting Minutes- Zoning Workshop #1
August 21, 2003

City Staff In Attendance:

Bill Dunkley, Project Manager
Stephanie Macari
Garnett Brown
Flor Velarde

Introduction

- The meeting began at 6:30 pm.
- Bill Dunkley, project manager, welcomed the group.
- Introductions were made around the table
- Bill noted that we may need to schedule additional meetings in order to get through the agenda
- Bill walked the group through the agenda

Zoning Process and Strategy

- The Zoning process flowchart was explained

Zoning Elements & Concepts

- SPI (Special Public Interest zoning district) explained.
 - Q- What is a town Center?
 - R- An area of higher intensity uses, civic uses, with both commercial and residential uses.
 - R- Derived from the ancient town set-up.
 - R- There is a movement across the United States toward rediscovering the town center design that was predominant prior to World War II.
 - Q- Is there a radius for a Town Center?
 - R- Yes, usually walking distance (about ¼ mile)
 - Q- Will the GB Town Center be similar to Marietta's Town Center?
 - R- Yes, walkability/connectivity will be required. Also considering acquiring greenspace at the center.
 - Q- Are SPIs reviewed by just the Bureau of Planning or also a community group?
 - R- This one could be reviewed by a community group if that is deemed necessary. Midtown has established a CRB (Community Review Board) for their SPIs.
 - R- A CRB might be in this community's best interest.
- Elements of SPI Zoning
 - 23 Elements on table described in detail.
 - Authority
 - Purpose & Intent
 - Administration
 - Q- Is there a time period for compliance for vacant structures?

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- R- Yes, Bill will check to see what that is (likely 1-2 years). There is definitely a time period for commercial uses, possibly also for residential uses.
 - Council Member Maddox commended the planning staff & the Community for their involvement, which has been increasing, and noted that now is a very important time to be involved.
- Districts
- Permitted Principal Uses and Structures
- Permitted Accessory Uses & Structures
- Special Permits
- Redevelopment Requirements
- Transitional Uses and Yards
- Development Controls- Maximum Bldg Coverage
 - C- Gaithersburg MD requires greenroofs/rain retention structures.
- Site Limitations
 - C- Buildings that are too tall are overwhelming.
 - R- That is not typically a problem in Atlanta, and won't be in issue in GB (highest buildings will be 5 stories).
- Sidewalks
 - Q- What will happen with the sidewalks on Campbellton Road, a state route?
 - R- We can negotiate, but the state has jurisdiction over the area between the curbs. However, we might be able to negotiate more easily about the area between the curb and the building.
 - R- Peachtree & Edgewood are examples of state roads with alterations.
 - R- Roads with a speed limit less than 35 mph may allow alterations. The Bureau is working with DOT.
 - C- We need to allow vendors & kiosks on the sidewalk.
 - R- Bill will look into the vending ordinance.
 - Q- Are there ratios for sidewalks?
 - R- Sidewalk requirements are usually specified in minimum widths.
 - Q- Is there a tree species restriction?
 - R- There can be a variety of tree species can (and should) be accommodated (the arborist deals with this too).
 - C- Arcades are sidewalks covered by a balcony or building projection with columns. E.G. Charleston, the West Coast, Southern Europe. Can also be alley-width lined with shops.
- Supplemental Zone
- Relationship of Building to Street
- Signage
 - Q- What happens with existing non-conforming signs?
 - R- We cannot write a retro active ordinance.

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- R- Bill will research the sign ordinance.
- Loading Areas, etc.
- Off Street Loading Requirements
- Curb Cuts and Parking Structures
- Lighting, Security & Maintenance
- Landscaping for Surface Parking Lots
 - C- Some places use paver stones instead of impervious surfaces (e.g. asphalt). Do parking lots have to be paved?
 - R- Parking lots can be of asphalt, gravel, pavers, grass, etc. (Generally different types of covering are appropriate in different places).
 - C- Rooftops and parking lots are the biggest source of runoff.
- Off-Street (on-site) Parking Requirements [Automobile]- shared parking
- Bicycle Parking Requirements
- Subarea-Specific Regulations

Maps

- LCI Plan's Recommendations
- Current Zoning
- Proposed SPI Zoning
 - C- There has been a shift in the distribution of zoning to make up for the loss of residential property at the Delta site.
 - Q- What are churches usually zoned?
 - R- O-I, Office- Institutional
 - Q- What options does an owner have if their property is rezoned?
 - R- Existing uses are grandfathered in. It can be difficult (but not impossible) to rezone if a property owner is not on board.
 - C- The U.S. Congress is currently looking at a Freedom of Religion law wherein anyone can use any property for religious purposes even if the structure built is against City Ordinance.
- Storefront street locations & criteria explained: Street should have retail on both sides and should cover the smallest functional area.
 - Q- What about the property on the south side of Greenbriar Parkway?
 - R- The City is seeking funding for the art center called for in the LCI plan.
- Study Boundary- slightly incorrect: properties north of Headland near the proposed NCR district are actually in the City of East Point (we cannot make zoning changes outside of our jurisdiction).
- The proposed zoning allows intense development in the center with less intense uses tapering off around the center.

Potential SPI Subareas Packet

- Q- What uses will be allowed in these districts?
 - R- Will provide lists at next meeting.

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- Town Center (TC)
 - Description- “ground zero”
 - Location- Greenbriar Mall & property to the south
 - Zoning Basis- MRC-2 (upzoning)
 - FAR- total with bonuses: 3.696
 - Maximum Height- 5 stories
- Town Center Residential/Commercial (TCRC)
 - Description- Intensive residential development with supporting commercial
 - Location- East of Delta site
 - Zoning Basis- MR-4A
 - FAR- total with bonuses: 2.696
 - Maximum Height- 5 stories
 - C- TCRC abuts single-family neighborhood. Transitional height planes & buffers will be important here.
 - C- TCRC area will realistically only be developed in the long term- it won't generate short term housing.
- Neighborhood Center (NCRC)
 - Description- Neighborhood-oriented lower intensity mixed-use development
 - Locations- Kroger, K-Mart, Westgate, Campbellton@Childress, Campbellton@Barge.
 - Zoning Basis- MRC-1
 - FAR- total with bonuses: 2.696
 - Maximum Height- 3 stories
 - C- Transportation projects: intersections at Barge/Campbellton, Campbellton/Langford, and Greenbriar Parkway Streetscape (all will include sidewalks.
 - Q- Will Barge sidewalks go up to Stone Road?
 - C- A hotel is called for in the concept plan, however there is not current proposal to build one.
 - C- There is potential for development on both sides of Greenbriar Pkwy west of I-285. We should consider this area for a storefront street.
 - C- The MARTA park and ride will hopefully be relocated to somewhere in the Town Center (some residents want a depot on the back side of the Mall)
- Mixed-Use Corridor (MUC)
 - Description- Neighborhood-oriented mixed-use development
 - Location- Campbellton road from Langford to Maxwell
 - Zoning Basis- MRC-1
 - FAR- total with bonuses: 2.696
 - Maximum Height- 3 stories
 - Q- Might businesses move out of the mall to the MUC area because it is nicer & on the street?
 - R- The mall will become the Town Center, which is meant to retain and attract businesses
- Medium-Density Residential (MR)

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- Description- Moderate-density residential development.
- Location- I-285 West site
- Zoning Basis- MR-2
- FAR- .348
- Maximum Height- 3 stories
- Smaller Lot Single Family (SLSF)
 - Description- empty-nester cottages
 - Location- Surrounding Childress & Campbellton neighborhood center
 - Zoning Basis- MR-1
 - FAR- .162
 - Maximum Height- 35 ft
 - Q- Is SLFS similar to the John Wieland homes on Campbellton (attached by garage only)
 - R- Perhaps- we need to look at that development. There are many examples of quality homes of this type around the country.

Closing

- A packet of SPI Zoning requirements was passed out for review.
- Please bring all materials to the next meeting.
- An additional zoning workshop has been scheduled.
- We will try to schedule the next meeting at the same location and time on Thursday, September 4th.
- The meeting was adjourned at approximately 9:00pm